

**Randolph Township**  
**Board of Zoning Appeals**  
**August 17, 2015**  
**7:00pm**

Present

BZA: Chuck Guthier, Jason Bonecutter, Betty Sieferth, Kevin Steiner

Zoning Commission:

Trustees: Sue White

ZI: Erin Myrla

Residents: Randolph McKay, Virginia McKay, Derek Davies, Edmund Szczesny, Shirley Doolittle, Harold Doolittle, Karen Williams, Benny Williams, Matthew Winters, Kallie Winters, Gary Magno, Cathy Magno, Glen Engelhart, Howard Kline, James Wohlwend, Laura Eversole, Walter Eversole, Eileen Everly, Dan Everly, Mary Miller, Carl Miller, Merv Tierney, Fred Huth, Dave Goodyear, John Francis

K. Steiner: Opened meeting at 7:00pm. Pledge of Allegiance. Swore in audience members wishing to speak. Asked ZI to read application.

E. Myrla: Application number 81715A was submitted by Matthew and Kallie Winters for 4933 Waterloo Road. The variance is to Section 545.02 for the storage and maintenance of heavy equipment/commercial trucks and trailers owned by Matt Winters Excavating LLC.

K. Steiner: The application was for a variance to use the property that was previously residential and agricultural. Want to use it for trucks and excavating business.

B. Sieferth: It was stated that it was going to be agricultural also. What exactly does that mean?

M. Winters: We have 10 acres that will remain pasture for steer.

K. Steiner: Asked board for other questions. Asked for any questions from audience.

V. McKay: Asked where exactly the property is located.

K. Steiner: Gave description of property.

M. Miller: This is just to maintain the business equipment, correct?

K. Steiner: How much equipment do you have?

M. Winters: 10 pieces of equipment.

B. Siegferth: Is the container service still there?

M. Winters: No.

H. Kline: Will setbacks and screening be kept with zoning?

M. Winters: Yes. We already have green space.

K. Steiner: Asked for questions or discussion.

B. Siegferth: Asked about hours of operation.

M. Winters: Return around 7:00pm.

K. Steiner: It's not really close to the neighbors, right?

M. Winters: It's at least 800 to 1000 feet from where we park to any residence. Try to use 224 to pull out.

B. Siegferth: Asked if any neighbors are present.

K. Steiner: How long have you been there?

M. Winters: Since March.

B. Williams: Lives across the street. No complaint with them.

K. Williams: Applauds them for being young and raising a family and starting a business.

B. Siegferth: Do you expect to get more equipment?

M. Winters: In next three years, looking to get four more pieces of equipment.

W. Eversole: In your business, would you ever be storing asphalt?

M. Winters: Just the extra off of job sites.

B. Siegferth: Maintenance and repairs, would that be at night?

M. Winters: No. There would be no more than two pieces of equipment in the garage. With the way work goes, most equipment is out. 5 full time employees and 10 total.

K. Steiner: Did you try to find commercial property?

M. Winters: Yes. I had some before. It was too small. Looked for other commercial property, and couldn't find any. There had already been a business being run out of this property. It had plenty of land.

B. Siegferth: Only concern is going in and out. It can be a dangerous intersection.

F. Huth: Is this property strictly for parking vehicles or will it be dirt piles and timber?

M. Winters: Only firewood for wood burner.

M. Tierney: No objections. It's far enough from people's houses.

W. Eversole: It's a good thing. Good for Randolph. I like idea that he can use 224 and doesn't need to use Waterloo Rd.

H. Kline: Exterior lighting? Is there any planned?

M. Winters: There is currently one mercury light and there's no intention to have additional lighting.

K. Steiner: How many pieces of equipment?

M. Winters: 10, including tractor. I own four commercial pickups, but they go home with drivers.

B. Siegferth: Maintenance will only be on your equipment and vehicles?

M. Winters: That's correct.

K. Steiner: Only concern is if your business grows.

M. Winters: It is my primary residence. The maximum number of pieces of equipment I would like is 14.

J. Bonecutter: Motion to approve variance request with stipulation that 14 pieces of equipment is there-excluding commercial trucks.

B. Siegferth: Second.

Roll call vote:

Guthier: Yes    Siegferth: Yes    Bonecutter: Yes    Steiner: Yes

K. Steiner: Asked ZI to read next application.

E. Myrla: Application number 81715B was submitted by OFM Company, LLC for 3819 Waterloo Road. The variance requests are to Sec. 555.02, Sec. 555.03 B. Minimum Lot Frontage, Sec. 555.03 B. Maximum Lot Coverage.

K. Steiner: Swore in those wishing to speak. This is adjoining property.

D. Davies: Gave Board additional information. Showing aerial photo of property. Northwest boundary line.

E. Szczesny: It adjoins our property now. We bought the Doolittle property in the last couple of weeks.

K. Steiner: The property will be used for what?

D. Davies: Parking trailers.

E. Szczesny: There is a tree line. There are no plans to disturb the tree line. Will create a berm with trees. Will not go past the tree line.

K. Steiner: Will not be paved?

E. Ezczeny: That's right, just gravel/stone.

K. Steiner: Asked if property drains well.

E. Szczesny: It appears that it drains well.

K. Steiner: Asked for questions from board.

K. Steiner: The total amount of land is 24 acres. How much will be parking?

D. Davies: 550 feet long and 180 feet deep.

J. Wohlwend: Owns property to south, which includes the driveway going back. Will you use that driveway?

D. Davies: Absolutely not. We will use current driveway.

B. Siegferth: Will there be additional lighting?

D. Davies: Not at this time. But if we determine we need some, we have the zoning specs.

W. Eversole: East Manufacturing borders my property. They have done what they said they will do. They built a berm. There is some noise, but they are good neighbors. I would feel good about going forward. They are good for the community.

E. Szczesny: Business is good these days. We are working two shifts, eventually, there will be a downturn, but we are very lucky right now. Once the trailers are there, we won't be pulling them in and out. They will be stock trailers.

B. Siegferth: Not for employee parking?

E. Szczesny: Right

R. McKay: Will this be on East side of sewer line?

D. Davies: The line will fall on this piece of property. That's why we're not going to asphalt it.

R. McKay: Will there be any raw materials stored?

D. Davies: No. Strictly, trailer parking.

K. Steiner: Do customers typically pick up or do you deliver?

E. Szczesny: We don't deliver, they pick up.

K. Steiner: Asked for questions from board or audience

J. Bonecutter: Motion to go into private deliberation.

B. Siegfeth: Second

Roll call vote:

Guthier: Yes    Siegferth: Yes    Bonecutter: Yes    Steiner: Yes

Board entered private deliberation at 7:36pm.

Returned at 7:54pm.

K. Steiner: Do I have a motion?

J. Bonecutter: Motion to approve variance application with only stipulation that private drive remain for private use only.

J. Francis: I worked for East when it first started. These other businesses in this town need to do what East does. They do whatever they say they're going to do. They have a nice shop. They do it right. They're about the only ones who do it right. You should start looking into the other things more.

Doolittle: They will do whatever they ask. They do a lot for the schools, community and Lion's Club.

K. Steiner: Asked for questions from board.

C. Guthier: Seconded motion.

Roll call vote:

Guthier: Yes    Siegferth: Yes    Bonecutter: Yes    Steiner: Yes

J. Bonecutter: Motion to adjourn.

B. Siegferth: Second.

Roll call vote:

Guthier: Yes    Siegferth: Yes    Bonecutter: Yes    Steiner: Yes

Adjourned at 7:57pm.